

020.A

0003

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

381,800 / 381,800

USE VALUE:

381,800 / 381,800

ASSESSED:

381,800 / 381,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 201

Owner 1: TSERING LHAMO

Owner 2:

Owner 3:

Street 1: 4 BRIDLE PATH

Street 2:

Twn/City: SUDBURY

St/Prov: MA Cntry: Own Occ: N

Postal: 01776 Type:

PREVIOUS OWNER

Owner 1: TSERING LHAMO & -

Owner 2: SONAM TENZIN -

Street 1: 188 UPLAND ROAD UNIT 4

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02139

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6048																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	381,800			381,800			
Total Card		0.000	381,800			381,800	Entered Lot Size		
Total Parcel		0.000	381,800			381,800	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	664.00	/Parcel: 664.0	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	371,000	0	.	.	371,000	371,000 Year End Roll
2019	102	FV	349,000	0	.	.	349,000	349,000 Year End Roll
2018	102	FV	289,200	0	.	.	289,200	289,200 Year End Roll
2017	102	FV	269,300	0	.	.	269,300	269,300 Year End Roll
2016	102	FV	269,300	0	.	.	269,300	269,300 Year End
2015	102	FV	253,100	0	.	.	253,100	253,100 Year End Roll
2014	102	FV	240,100	0	.	.	240,100	240,100 Year End Roll
2013	102	FV	240,100	0	.	.	240,100	240,100

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
TSERING LHAMO &		66750-125		2/1/2016	Convenience			1	No	No		
WHALEN EDWARD G		64486-519		11/10/2014	Estate/Div		233,000	No	No			
		16469-13		9/1/1985			89,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Mail Update	MM	Mary M
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 30.										
Sty Ht:	1 - 1 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:												
Foundation:	3 - BrickorStone			A 3QBth:		Rating:												
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average											
Prime Wall:	7 - Brick			A HBth:		Rating:												
Sec Wall:		%		OthrFix:		Rating:												
Roof Struct:	4 - Flat			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average											
Color:	BRICK			A Kits:		Rating:												
View / Desir:	R - REAR			Fpl:	0	Rating:	Average											
GENERAL INFORMATION				WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION														
Year Blt:	1985	Eff Yr Blt:		Location:	R - Rear													
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor													
Const Mod:				% Own:	0.762099981													
Lump Sum Adj:				Name:	35 - 6050													
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%											
Prim Int Wall:	2 - Plaster			Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition:	T - Typical			Special:		%												
Prim Floors:	4 - Carpet			Override:		%												
Sec Floors:		%		Total:	20.4	%												
Bsmnt Flr:				CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	320.00													
Bsmnt Gar:				Size Adj.:	1.54347825													
Electric:	3 - Typical			Const Adj.:	1.04957998													
Insulation:	2 - Typical			Adj \$ / SQ:	518.401													
Int vs Ext:	S			Other Features:	32701													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.45000005													
# Heat Sys:				NBHD Mod:														
% Heated:	100	% AC:	100	LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	479634													
% Com Wall:		% Sprinkled:		Depreciation:	97845													
				Deprecated Total:	381789													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 020.A-0003-0201.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						